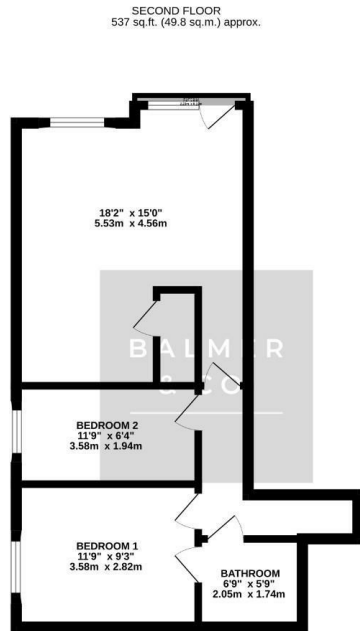


Liverpool Road, Eccles, M30 7HA  
£825 PCM



BALMER & CO are delighted to offer TO RENT this purpose built second floor two bedroom apartment and ready for immediate occupancy. Accommodation comprises in brief, communal and private entrance hallway, open plan living room with Juliet balcony and modern fitted kitchen with appliances, two double bedrooms bathroom. Secure off road parking to the rear of the building via electric gates.

## Floor Plan

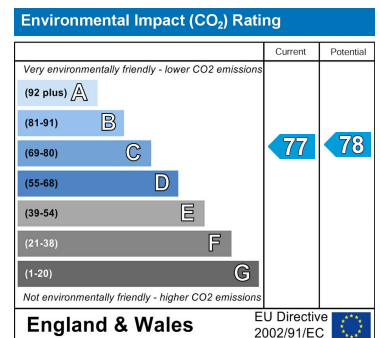
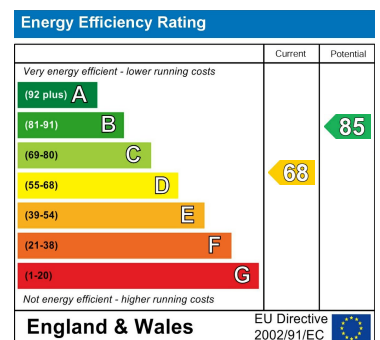


TOTAL FLOOR AREA: 537 sq ft. (49.8 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, corridors, stairs and any other areas are approximate and not intended to be used for any other purpose than a guide only. The floor plan is for illustrative purposes only and should not be used as a basis for any purchase or other legal proceedings. The services, systems and appliances shown have not been installed or guaranteed to be installed by the developer or any other party.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.